



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>TH</sup> AVENUE NE, P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 17-113353 LD  
Project Name/Address: Summit III  
320 108<sup>th</sup> Avenue NE; Bellevue, WA  
Planner: Toni Pratt  
Phone Number: (425) 452-5374

**Minimum Comment Period Ends: June 15, 2017**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ Plans
- ☐ Other:

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

*Summit III*

2. Name of applicant: [\[help\]](#)

*Owner: Hines*

*Architect: LMN Architects*

3. Address and phone number of applicant and contact person: [\[help\]](#)

*Owner: Patrick Woodruff, 800 5th Avenue, Suite 3838, Seattle, WA 98104; 206.621.9172*

*Architect: Robert A. Smith, 801 Second Avenue, Suite 501, Seattle, WA 98104; 206.682.3460*

4. Date checklist prepared: [\[help\]](#)

*May 5, 2017*

5. Agency requesting checklist: [\[help\]](#)

*City of Bellevue.*

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

*Possible construction start in Summer 2018.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

*No.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

*None. This property was originally developed in 2002. This project will add a tower onto an existing foundation and below-grade parking garage with only minimal modifications to the existing site finishes.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

*No.*

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

*City of Bellevue land use approvals and building permits.*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

*The Project consists of a new 17 floor, 370,000 gross square foot commercial office tower sitting above an existing 7-level, 255,000 gross square foot below grade parking garage. This is the third tower being built on the 153,502 square foot site.*

12. Location of the proposal. Give sufficient information for a person to understand the precise

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location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

320 108<sup>th</sup> Avenue NE, Bellevue, WA 98004.

## B. Environmental Elements [\[help\]](#)

### 1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

~~Click here to enter text.~~

*Constructing over existing parking garage that was capped during downturn.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)  
None.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
None.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
90%. *Unchanged from existing development.*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
*Standard construction practices.*

### 2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)  
*Exhaust from emergency generator.*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

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None.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:** [\[help\]](#)  
*Systems will be designed to reduce noise from the building at adjacent properties within city-designated limits.*

**3. Water** [\[help\]](#)

a. **Surface Water:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)  
*No.*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)  
*No.*
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)  
*None.*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
*No.*
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)  
*No.*
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)  
*No.*

b. **Ground Water:**

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
*No.*
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)  
*None.*

c. **Water runoff (including stormwater):**

*APE*

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)  
*Stormwater from the proposed project will flow into the Meydenbauer Creek Drainage Basin. Stormwater from the existing hardscape driveway flows into an existing bioswale.*

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
*No.*

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)  
*No.*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)  
*None required.*

#### 4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)  
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*  
☐evergreen tree: fir, cedar, pine, other: *Click here to enter text.*  
☒shrubs  
☒grass  
☐pasture  
☐crop or grain  
☐Orchards, vineyards or other permanent crops.  
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*  
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*  
☐other types of vegetation: *Click here to enter text.*
- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)  
*A small area of grass will be converted to paving and seating. Several planter areas will be replanted with new deciduous trees, grasses, and shrubs.*
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)  
*None.*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)  
*Existing street planters will be expanded with plantings that comply with city street standards.*
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)  
*None.*

#### 5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *None.*

mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *None.*

fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *None.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)  
*None.*
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
*No.*
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
*None.*
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)  
*None.*

## 6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)  
*Electric and natural gas used for heating, cooling, lighting, and user plug loads.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)  
*This is possible, although most adjacent properties to the west, north, or east are either across a road or of a similar height.*
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)  
*This project is aiming to be 13% better than the Washington State Energy Code requirement. Strategies to achieve this performance include a high-efficiency envelope with insulated glass, solar control coatings, low infiltration/exfiltration, and thermal breaks/enhancements; high-efficiency mechanical systems with air-side economizers and fanwall technology; high-efficiency lighting systems using LED lamps extensively; and energy-saving regenerative drive elevators.*

## 7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

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*An emergency generator with on-site fuel storage is anticipated.*

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

*None.*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

*None.*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

*Any standard construction products are anticipated for this project. These may include epoxy adhesives and other materials that require care during application. During the operating life, generator fuel and cooling system chemicals will be stored and used on site.*

- 4) Describe special emergency services that might be required. [\[help\]](#)

*None.*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

*For on-site fuel storage, fire separation and fuel storage limits will comply with locally-adopted building and fire protection codes.*

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

*Traffic.*

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?   
Indicate what hours noise would come from the site. [\[help\]](#)

*Short-term noise will be generated from limited demolition activities and normal construction. This would typically be between 6:00am and 10:00pm. Long-term noise will be generated from the emergency generator during testing and emergencies.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*The emergency generator and cooling tower will be specified for maximum noise to comply with local regulations on sound levels at adjacent properties.*

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

*The site has currently been developed with an underground parking garage with fenced-off area for the proposed office tower.*

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

*No.*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

*No.*

- c. Describe any structures on the site. [\[help\]](#)

*There is a seven-story below-grade post-tensioned concrete-framed parking garage. Adjacent post-tensioned concrete-framed office towers exist above the shared parking garage.*

- d. Will any structures be demolished? If so, what? [\[help\]](#)

*Minor demolition of a temporary roof, site fences, and limited concrete sidewalks will be required.*

- e. What is the current zoning classification of the site? [\[help\]](#)

*Downtown-O2 (DNTNO-2)*

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

*East Main. Downtown*

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

*Not applicable.*

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

*No.*

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

*3,900 could work in the building using the maximum code occupancy. 0 residents.*

- j. Approximately how many people would the completed project displace? [\[help\]](#)

*0.*

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

*Not applicable.*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

*The project has been reviewed with the City of Bellevue land use planners and relevant departments (including*



transportation, utilities, etc.) as part of a Predevelopment Services agreement. The project will be submitted for formal Design Review in the near future.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)  
Not applicable.

**9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
0.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
0.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
Not Applicable.

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
264' above grade. Principal exterior building materials are glass and metal panels.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
The building materials, massing, composition, and relationship to pedestrian areas such as sidewalks, plazas, and arcades has been heavily considered in the design of the building and in our reviews with the City of Bellevue land use planners. Large-scale measures include building massing that completes an existing master development plan and provides enclosure for an existing exterior space, and façade treatments that relate to neighboring buildings in both scale, pattern. Street-level measures include use of overhead weather protection, provision of pedestrian-oriented frontages and ground-floor retail, provision of a pedestrian arcade, and continuation of a through-block pedestrian connection.

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
Interior office lighting and minimal exterior lighting for pedestrian safety will be included.

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- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

*No.*

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

*City street lights.*

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

*Office spaces will be provided with glare-control blinds for user comfort. Exterior lighting will be designed with cutoffs to limit light pollution to adjoining properties or the the night sky.*

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

*Privately-owned open space exists on the site and is shared with adjacent properties.*

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

*No.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

*Not applicable.*

## 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

*No.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

*No.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

[\[help\]](#)

*Not applicable.*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

*Not applicable.*

## 14. Transportation [\[help\]](#)

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- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)  
*The project is located in downtown Bellevue and is well served by the street grid. The project site is bounded by 108<sup>th</sup> Avenue SE to the west, NE 4<sup>th</sup> Street to the north, and 110<sup>th</sup> Avenue SE to the east. Existing access to the below-grade parking garage and internal site vehicle drop-off are provided from 108<sup>th</sup> and 110<sup>th</sup> Avenues.*
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)  
*The project is located in downtown Bellevue and is well served by the local bus system. The city center transit station is one block to the north. A new light rail station is currently being built adjacent to the transit center one block to the north.*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
*0. Approximately 650 parking spaces already exist in the existing below-grade parking garage.*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)  
*The adjacent sidewalks on 108<sup>th</sup> Avenue NE and NE 4<sup>th</sup> Street will be replaced as part of the project. No other improvements are anticipated.*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
*No.*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)  
*3,230. Trips were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual 9<sup>th</sup> Edition. Adjustments were made based on the City of Bellevue Impact Fee Program 2015 Update.*
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)  
*No.*
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
*Bicyclce parking will be provided.*

## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire

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protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)  
No.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
Not applicable.

**16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other  
*Electricity, natural gas, water, refuse service, telephone, sanitary sewer, and data.*
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)  
*Utilities have already been connected to the project as part of the previous basement construction project.*

**C. Signature** [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Robert A. Smith

Name of signee: Robert A. Smith

Position and Agency/Organization: Principal/LMN Architects

Date Submitted: May 10, 2017

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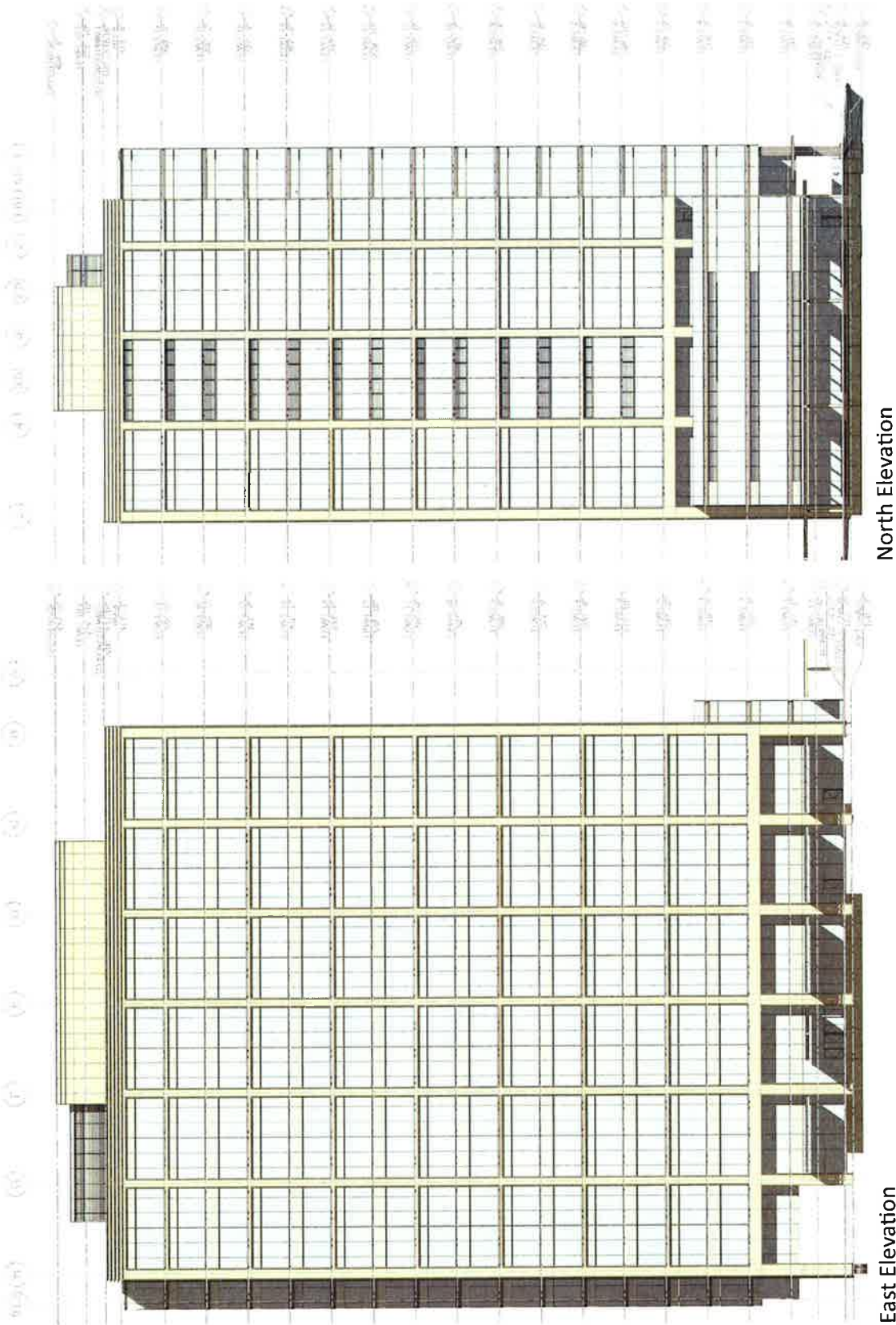
# Site Drawing



Existing Apartments

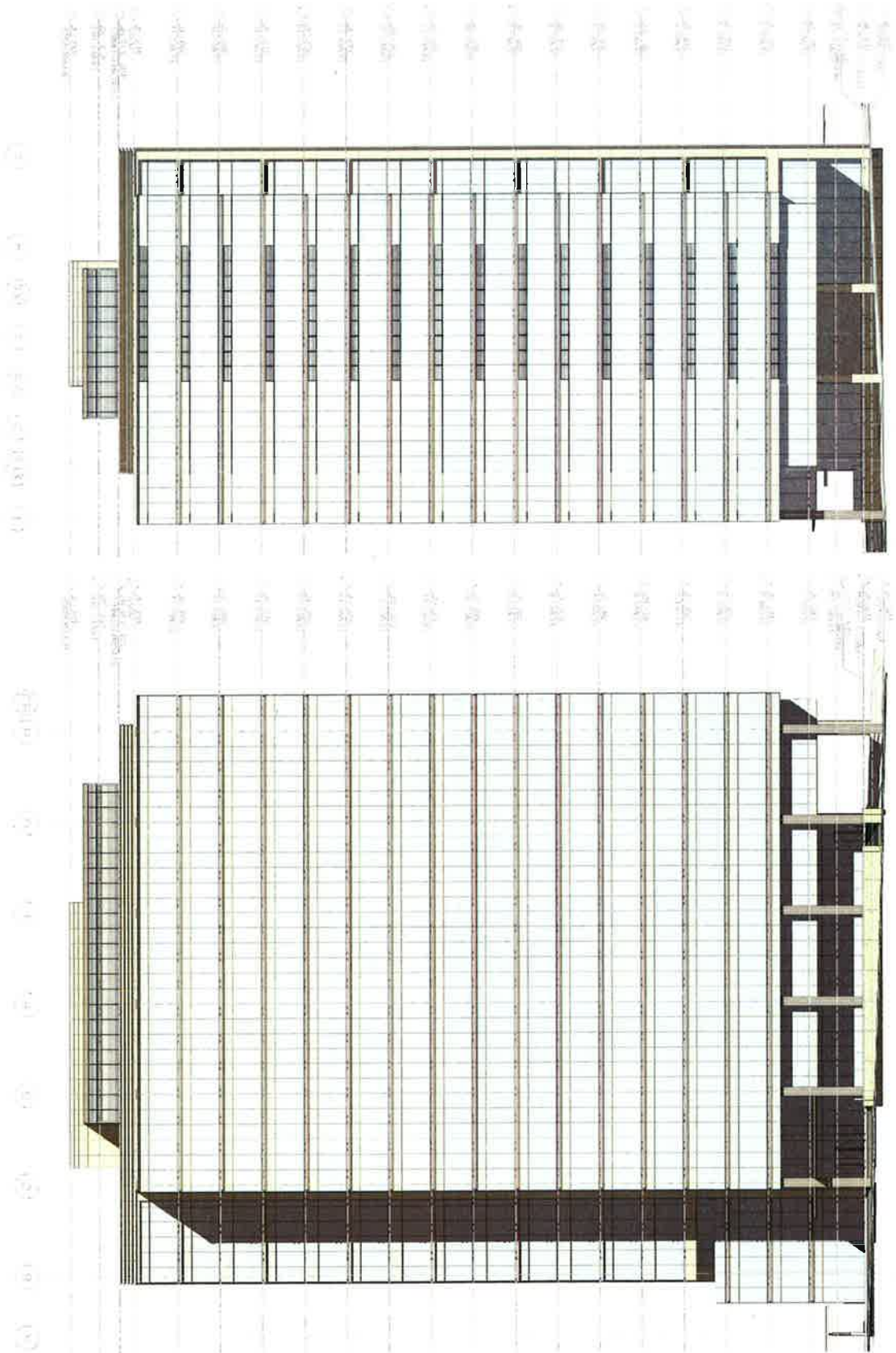


# Elevations





# Elevations



West Elevation

South Elevation